

**Project #21-018
Riverside RV Park Rezone
Located at 447 West 1700 South**

REPORT SUMMARY

Project Name: Riverside RV Park Rezone
Proponent/Owner: Jacob Howell / Rex Peterson
Project Address: 447 West 1700 South
Request: Rezone from REC to MR-20
Current Zoning: Recreation (REC)
Date of Hearing: April 22th 2021
Type of Action: Legislative
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **recommend denial** to the Municipal Council for Project #21-018 Riverside RV Park Rezone, located at 447 West 1700 South, TIN# 02-089-0028.

Land use adjoining the subject property

<i>North:</i>	NR-6: Residential Uses	<i>East:</i>	REC: Public Recreation Uses
<i>South:</i>	IP: Industrial Uses	<i>West:</i>	COM: Commercial Uses

Request

The proponent is requesting a rezone from Recreation (REC) to Mixed Residential Medium (MR-20) on a 4.7-acre parcel located at 447 West 1700 South. The existing Riverside Recreational Vehicle (RV) Park was originally established and developed in 1988 with 15 sites, the park was expanded in 1995 with five (5) additional sites. The unique and naturally vegetated site fronts the Blacksmith Fork river on three sides and 1700 South on the south border. The site is relatively flat and experiences flooding in times of high water and spring runoff. The Logan City FEMA Floodplain map shows the vast majority of the property inside the floodplain boundary.



Figure #1 Shows the subject property and surrounding areas



Figure #2 Shows the Logan City FEMA Floodplain map

REC Zone

The REC zone is described in the Logan City Land Development Code (LDC) to preserve and enhance natural and recreational areas and intended to be applied to publicly owned parks and recreation facilities. The designation may also apply to privately-owned facilities such as golf courses, campgrounds and RV parks. The zone allows up to 50% lot coverage with 35-foot maximum heights and 20-foot setbacks for more naturalist or rural development patterns.

MR-20 Zone

The MR-20 zone is described in the LDC as intended to provide a diverse range of housing options for all stages of life and levels of income. Densities are limited to no more than 20 units per acre with building heights capped at 45 feet tall. Setbacks in the front yard are 10 feet unless adjacent to single-family zoning, which are set 25 feet. Open space and outdoor space total 30% of the property.

Historic Zoning

This property was annexed into Logan City in approximately 1985 and zoned R3. In 1989 the property was zoned C2 (commercial). In 2000 the property was zoned REC and has remained in this district (4 years = Residential, 11 years = Commercial, 21 years = Recreational) until present.

Summary

The Riverside RV Park has been established on this property for nearly 33 years. As per the current REC regulations, the property is underdeveloped and has the potential for expansion. The setbacks from the river, streets and surrounding property lines will ensure a less impactful and more compatible development on this property. With flooding issues and native riparian habitats, the river setback and buffer are critical in retaining the natural characteristics of this property. With the floodplain designation over practically the entire property, the current land use of RV Park is well suited because of the non-permanent mobile nature of RV's during times of flooding. A multi-family (permanent structure) development would require fill material raising finish floor heights above flood levels. These land grading changes would alter the flood dynamics of the property with the potential of adverse impacts to downstream properties during flood events. Permanent structures on properties only with small to medium portions of land considered floodplain offer better onsite mitigation efforts that create new flood capacities and result in no adverse impacts downstream is the better way to develop in sensitive lands along rivers in staffs view.

AGENCY AND CITY DEPARTMENT COMMENTS

- | | |
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| • Engineering | |
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PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, there have been no comments from the public.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 4/10/21 and the Utah Public Meeting website on 4/10/21. Public notices were mailed to all property owners within 300 feet of the project site on 4/5/21.

RECOMMENDED FINDINGS FOR DENIAL

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The Future Land Use Plan (FLUP) designates this property as REC.
2. This property has been zoned REC for over 21 years.
3. The environmental constraints on this property make permanent structures potentially problematic.
4. The permitted current land use is well suited for this location.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. Engineering Department Finding. Current Flood Insurance Rate Maps show 100 % of this property in Special Flood Hazard Area (referred to as the 1% Chance Flood Area and previously the 100-year flood area), with some areas in a designated floodway. A proposed Physical Map Revision (PMR) being submitted to FEMA will show the majority of the proposed rezone area to be in a floodway. If the PMR mapping is accepted by FEMA there cannot be any building in a floodway area. Any modifications proposed by the developer to the floodplain will require a CLOMAR/LOMAR approval from FEMA. The proposed current model for the PMR will be designated as the base effective model for any modeling to be done by the developer. All requirements of Land Development Code shall apply to any changes to the existing and or PMR flood maps.

<p>This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.</p>
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APPLICATION FOR PROJECT REVIEW

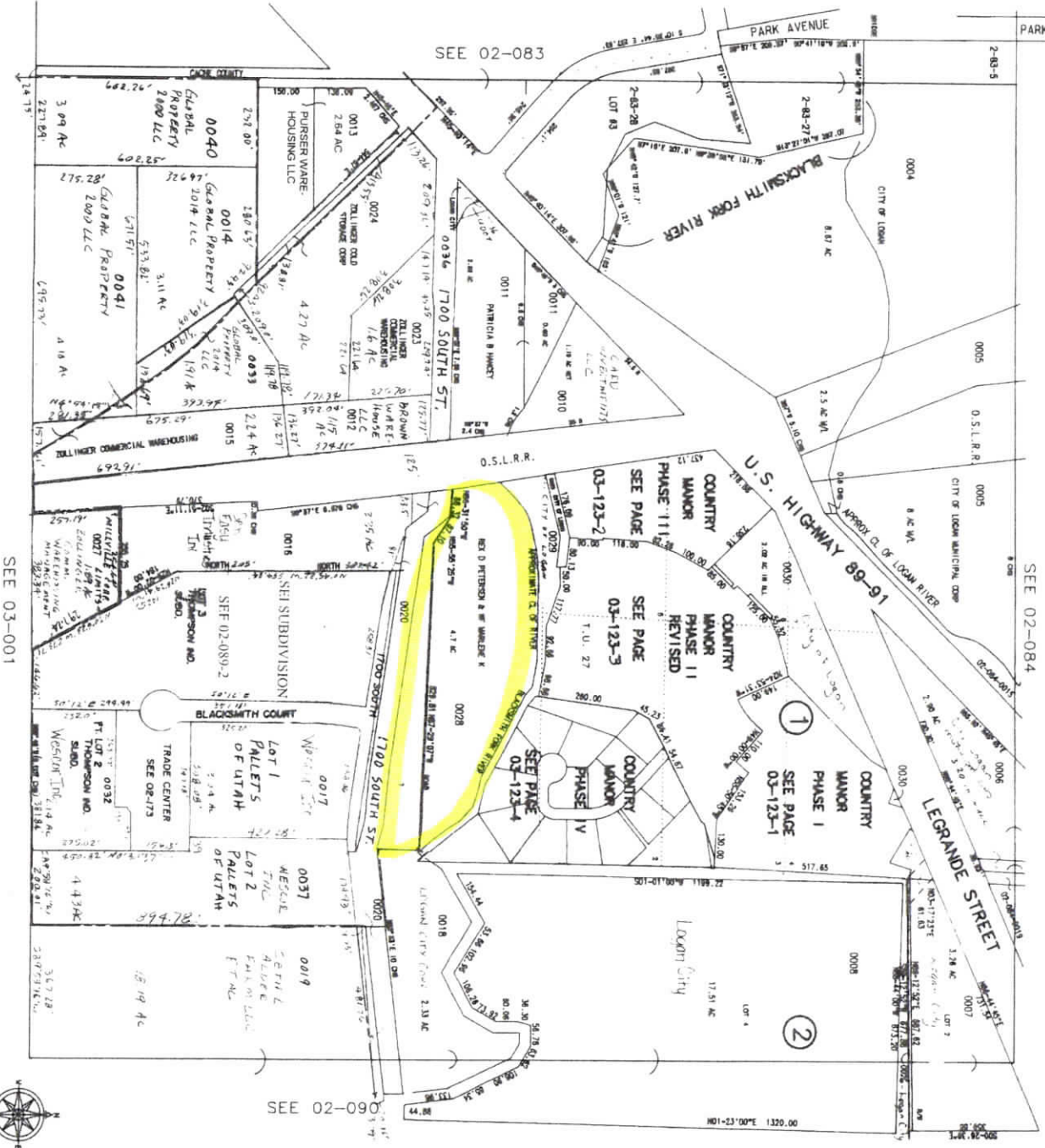
☒ Planning Commission ☐ Land Use Appeal Board ☐ Administrative Review

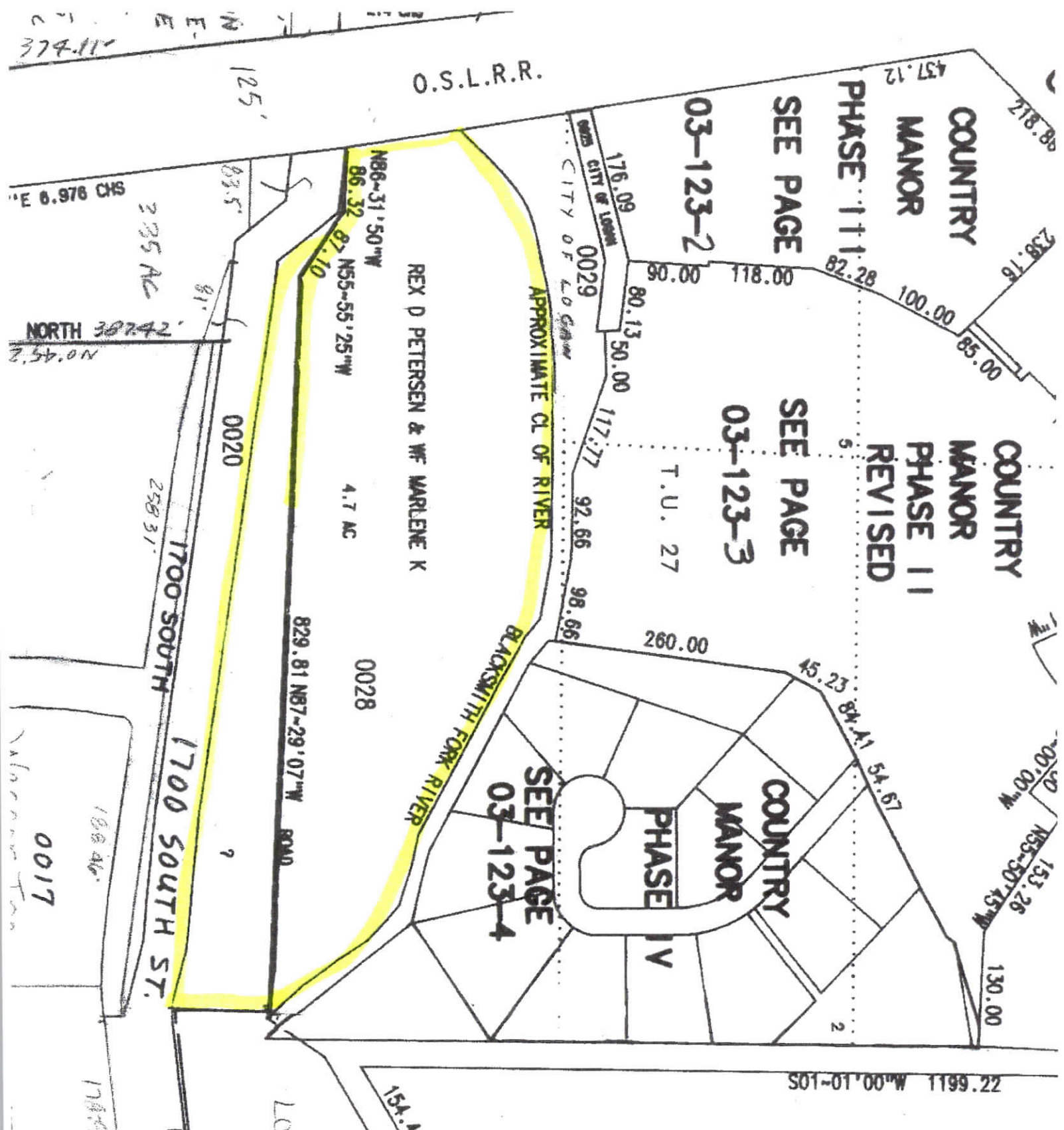
Date Received <i>March 22, 2021</i>	Received By <i>THR</i>	Scheduled Meeting Date <i>Apr. 22</i>	Zone <i>REC</i>	Application Number <i>PC 21-018</i>
Type of Application (Check all that apply):				
<input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Zone Change <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Other <input type="checkbox"/> Administrative Design Review				
PROJECT NAME <i>Riverside RV Park Rezone</i>				
PROJECT ADDRESS <i>447 W 1700 S, Logan, UT 84321</i>				COUNTY PLAT TAX ID # <i>02-089-0028</i>
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) <i>Jacob Howell</i>				MAIN PHONE # <i>435-851-4788</i>
MAILING ADDRESS <i>150 E. 400 N</i>		CITY <i>Logan</i>	STATE <i>UT</i>	ZIP <i>84321</i>
EMAIL ADDRESS <i>jacob.howell@century21.com</i>				
PROPERTY OWNER OF RECORD (Must be listed) <i>Rex Petersen</i>				MAIN PHONE # <i>435-757-2346</i>
MAILING ADDRESS <i>4135 Johnson Road</i>		CITY <i>N. Hwy</i>	STATE <i>UT</i>	ZIP <i>84321</i>
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) <i>Rezone of this parcel from recreation (REC) to Mixed Residential Medium (MR-20). Clean up a blighted area, allow for additional housing, and connect housing to city parks and amenities.</i> - NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				Total Lot Size (acres) <i>4.78</i>
				Size of Proposed New Building (square feet)
				Number of Proposed New Units/Lots
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permit on behalf of the property owner.		Signature of Property Owner's Authorized Agent <i>Jacob Howell</i>		
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.		Signature of Property Owner		

Council workshop: May 4
Council hearing: May 18

02-089

SW/4 Section 9 Twp 11 North, Range 1 East
PART OF PLAT "B" PROVIDENCE FARM SURVEY
Scale 1" = 200 Feet





Parcel #02-089-0028 in 2021 - Cache County CORE

Owner(s)

History

PETERSEN, REX D & MARLENE K TRS (05/13/2020 - Present) (Vesting: 1245204)

Owner(s)

History

PETERSEN, REX D & MARLENE K TRS (05/13/2020 - Present) (Vesting: 1245204)

Property Address

447 W 1700 S
LOGAN

Current Owner Mailing Address

4135 JOHNSON RD
NIBLEY, UT 84321-6327

- Tax District: LOGAN CITY (027)
- Tax Status: Taxable
- Parcel History: PT 02-089-0009
- Square Feet: 624
- Legal Description: BEG AT INTERSECTION OF S LN OF CO ROAD & W LN OF LOT 2 BLK 2 PLT B PROVIDENCE FARM SVY & TH S 3*06'16" W 1387.71 FT TO N LN OF CO ROAD TO TRUE POB & TH NW'LY ALG SD ROAD : N 87*29'07" W 829.81 FT N 55*55'25" W 87.1 FT N 86*31'50" W 86.32 FT TO E LN OSLRR R/W TH N 8*40'24" W TO RIVER CL TH SE'LY ALG MEANDERING OF SD RIVER TO TRUE POB CONT 4.7 AC (ESTIMATE)
- Acres: 4.78
- Water Rights: NO
- Building Type: Comm
- Year Built: 1988

Taxation Term	Amount
Prior Year Taxes (2020)	\$2,290.60

The Assessor has not certified values for this year. Please refer to a previous year for an estimate.